AVAILABLE FOR SALE OR LEASE



320-324-328 W. 37TH ST.

LOVELAND, COLORADO 80538



4,301 SF ENDCAP RETAIL CONDO FOR SALE OR LEASE Sale Price: \$1,250,000 Lease Rate: \$16.00/SF NNN

Located on the North side of Loveland, this property is perfect for a business that wants to be in the middle of the action. With close proximity to Fort Collins, it naturally draws customers/clients from nearby population hubs. This property was being built out for an escape room concept. There is still work to be done, but it could be re-imagined and finished with a new operator. Some uses that could work for this property with a public transportation hub directly west of the building. Escape rooms, social services, financial services, legal, spa/wellness are a few that could be a great fit. There is monument signage, building signage and plenty of parking.

PROPERTY FEATURES

Available Size	4,301 SF
# of Units Available	3
Year Built	2005
Signage	Building & Monument
Parking	29 Spaces (2.78 : 1,000 SF)
Zoning	B - Developing Business



AVAILABLE FOR SALE OR LEASE

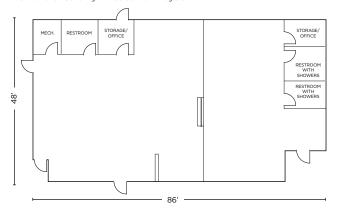


320-324-328 W. 37TH ST.

LOVELAND, COLORADO 80538



For reference only - not current layout



Demographics			CoStar, 2024
	1 Mile	3 Miles	5 Miles
2023 Population (Pop.)	11,730	57,549	98,806
2023 Households	4,603	23,484	39,516
Avg. Household Income	\$78,803	\$86,969	\$96,268
Daytime Population	4,897	23,962	46,179

For more information, please contact:

CHASE CHRISTENSEN Senior Associate

+1 970 217 6382 chase.christensen@cushwake.com JARED GOODMAN, CCIM, SIOR Managing Director +1 970 690 4227 jared.goodman@cushwake.com ANNE SPRY Associate +1 970 690 0167 anne.spry@cushwake.com 772 Whalers Way, Suite 200 Fort Collins, Colorado 80525

T +1 970 776 3900 F +1 970 267 7419

cushmanwakefield.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OFINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.